

**CITY OF SAN DIEGO
M E M O R A N D U M**

DATE: January 10, 2008

TO: Elizabeth Maland, City Clerk

FROM: Gerri Bollenbach, Asst. Engineer

SUBJECT: Approval of the final map "City Villas"

The City Engineer has examined and states that he can make the necessary findings to approve the final map "City Villas". Pursuant to Section 125.0630 M.C., please place the following notice as an information item in the Council Docket for January 28, 2008.

NOTICE of Pending Final Map Approval

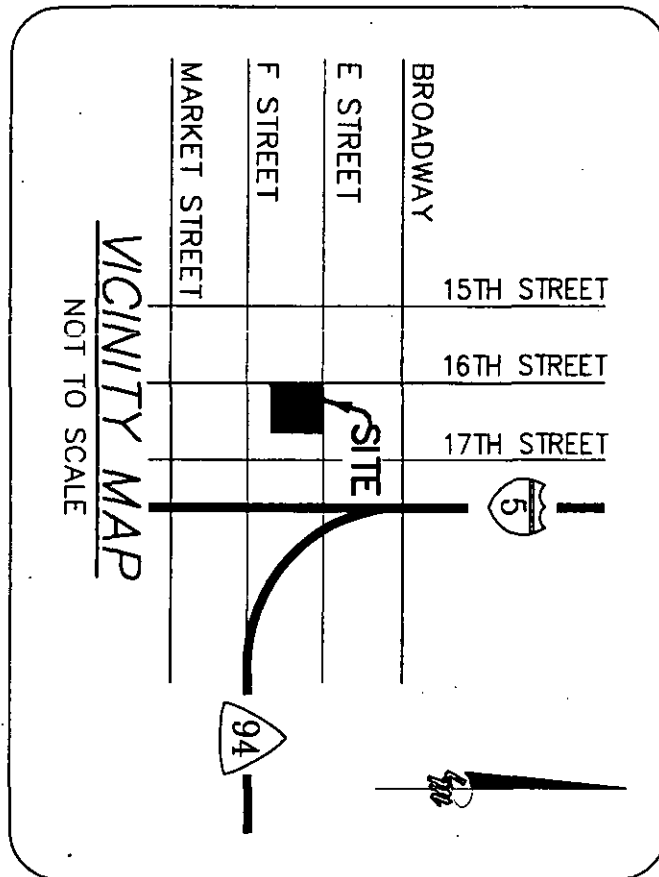
Notice is hereby given that the City Engineer has reviewed and will approve on the date of this City Council meeting that certain final map entitled "City Villas" (T.M. No. 207858 PTS No. 110127), located on the southeast corner of 16th Street and E Street in the Centre City Community Plan area in Council District 2, a copy of which is available for public viewing at the office of the San Diego City Clerk. Specifically, the City Engineer has caused the map to be examined and has made the following findings:

- (1) The map substantially conforms to the approved tentative map, and any approved alterations thereof and any conditions of approval imposed with said tentative map.
- (2) The map complies with the provisions of the Subdivision Map Act and any local ordinances applicable at the time of approval of the tentative map.
- (3) The map is technically correct.

Said map will be finalized and recorded unless a valid appeal is filed. Interested parties will have 10 calendar days from the date of this Council hearing to appeal the above findings of the City Engineer to the City Council. A valid appeal must be filed with the City Clerk no later than 2:00 PM, 10 calendar days from the date of this City Council meeting stating briefly which of the above findings made by the City Engineer was improper or incorrect and the basis for that conclusion. If you have questions about the map approval findings or need additional information about the maps or your appeal rights, please feel free to contact Anne Hoppe at (619) 446-5290.

cc: W.O. 426790 PTS No. 110127
Attachments: Vicinity map, reduced copy of map

000124



MAP NO.

SHEET 1 OF 2 SHEETS

000125

CITY VILLAS

OWNER'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM THE OWNER OF OR I AM INTERESTED IN THE LAND EMBRACED WITHIN THE SUBDIVISION TO BE KNOWN AS CITY VILLAS, AND I HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP CONSISTING OF 2 SHEETS AND DESCRIBED IN THE CAPTION THEREOF.

IT IS OUR INTENT TO SUBDIVIDE AND LATER CONVEY OUR ENTIRE INTEREST IN THE REAL PROPERTY SHOWN ON THIS MAP WITHIN THE HEAVY BORDER, INCLUDING ANY REVERSION RIGHTS THAT MAY EXIST WITHIN THE ADJOINING PUBLIC RIGHTS-OF-WAY. IT IS NOT OUR INTENT TO ALTER OR SEVER THE LEGITIMATE RIGHTS OF OTHERS WHO MAY HAVE A CLAIM ON THOSE REVERSION RIGHTS THROUGH PRIOR CONVEYANCES.

SRP ANNEX, LLC A CALIFORNIA LIMITED PARTNERSHIP

CALIFORNIA RECONVEYANCE COMPANY, A CALIFORNIA CORPORATION AS A TRUSTEE UNDER DEED OF TRUST RECORDED OCTOBER 31, 2007 AS INSTRUMENT NO. 2007-0894791 O.R.

BY: _____

BY: _____

SIGNATURE OMISSIONS

THE SIGNATURES OF THE FOLLOWING PARTIES, OWNERS OF EASEMENTS PER DOCUMENTS NOTED BELOW, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a) (3) (A) (I) OF THE SUBDIVISION MAP ACT. THEIR INTERESTS ARE SUCH THAT THEY CANNOT RISE INTO FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY

SAN DIEGO GAS & ELECTRIC COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES, INGRESS & EGRESS, RECORDED AUGUST 10, 1988, AS INST. NO. 88-392567, O.R.

RAY L. HUFFMAN CONSTRUCTION, INC. HOLDER OF AN EASEMENT FOR PRIVATE SEWER PURPOSES, RECORDED NOVEMBER 9, 1988, AS INST. NO. 88-577130, O.R.

CITY OF SAN DIEGO OWNER OF AN EASEMENT AND RIGHT OF WAY FOR STREET PURPOSES AS DEDICATED BY MAP NO. 143.

STATE OF CALIFORNIA)

COUNTY OF SAN DIEGO) SS

ON _____, BEFORE ME, _____

A NOTARY PUBLIC, PERSONALLY APPEARED PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN HIS/HER AUTHORIZED CAPACITY, AND THAT BY HIS/HER SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND.

SIGNATURE: _____

PRINT NAME: _____

MY COMMISSION EXPIRES ON _____
PRINCIPAL PLACE OF BUSINESS IS IN SAN DIEGO COUNTY

BEING A LOT CONSOLIDATION AND SUBDIVISION OF:

LOTS 6, 10, 11 AND 12 IN BLOCK 8 OF CULVERWELL'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 143, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 3, 1870.

TOGETHER WITH A PORTION OF 16TH STREET AND A PORTION OF E STREET AS DEDICATED TO PUBLIC USE.

SUBDIVISION GUARANTEE BY FIRST AMERICAN TITLE INSURANCE CO., ORDER NO. NCS-325680-SD.

THIS MAP IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE PLANNING COMMISSION RESOLUTION NO.3957-PC, DATED JANUARY 26, 2006 APPROVES SEVENTY (70) RESIDENTIAL CONDOMINIUM UNITS.

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) SS

ON _____, BEFORE ME, _____
A NOTARY PUBLIC, PERSONALLY APPEARED PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN HIS/HER AUTHORIZED CAPACITY, AND THAT BY HIS/HER SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND.

SIGNATURE: _____

PRINT NAME: _____

MY COMMISSION EXPIRES ON _____
PRINCIPAL PLACE OF BUSINESS IS IN SAN DIEGO COUNTY

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) SS

ON _____, BEFORE ME, _____
A NOTARY PUBLIC, PERSONALLY APPEARED PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN HIS/HER AUTHORIZED CAPACITY, AND THAT BY HIS/HER SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND.

SIGNATURE: _____

PRINT NAME: _____

MY COMMISSION EXPIRES ON _____
PRINCIPAL PLACE OF BUSINESS IS IN SAN DIEGO COUNTY

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) SS

ON _____, BEFORE ME, _____
A NOTARY PUBLIC, PERSONALLY APPEARED PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN HIS/HER AUTHORIZED CAPACITY, AND THAT BY HIS/HER SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND.

SIGNATURE: _____

PRINT NAME: _____

MY COMMISSION EXPIRES ON _____
PRINCIPAL PLACE OF BUSINESS IS IN SAN DIEGO COUNTY

SURVEYOR'S CERTIFICATE:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AT THE REQUEST OF THE SRP ANNEX, LLC ON FEBRUARY 3, 2005, AND I CERTIFY THAT SAID SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SET, TOGETHER WITH THOSE FOUND, ARE OF THE CHARACTER INDICATED AND OCCUPY THE POSITIONS SHOWN THEREON AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. (SEE LEGEND SHEET 2)

I HEREBY STATE THAT THIS MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

GARY A. LINTVEDT, LS 4593
LICENSE EXPIRES 9/30/2008

DATE



CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT THIS MAP WAS EXAMINED BY ME OR UNDER MY DIRECT SUPERVISION; THAT IT SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP, IF ANY, AND ANY APPROVED ALTERATIONS THEREOF; THAT IT COMPLIES WITH THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP AND THAT IT IS TECHNICALLY CORRECT.

I ALSO CERTIFY THAT THERE ARE NO UNPAID BONDS ISSUED UNDER THE STREET IMPROVEMENT ACTS OF THE STATE OF CALIFORNIA AGAINST THIS SUBDIVISION.

HOSEIN RUHI
CITY ENGINEERBY: ANNE L. HOPPE, DEPUTY
LS 7196

DATE

COUNTY BOARD OF SUPERVISORS'S STATEMENT:

I, THOMAS J. PASTUSZKA, CLERK OF THE BOARD OF SUPERVISORS, HEREBY STATE THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE GOVERNMENT CODE) REGARDING (A) DEPOSITS FOR TAXES, AND (B) CERTIFICATION OF THE ABSENCE OF LIENS FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES EXCEPT THOSE NOT YET PAYABLE, HAVE BEEN COMPLIED WITH.

THOMAS J. PASTUSZKA BY: _____
CLERK OF THE BOARD OF SUPERVISORS DEPUTY

DATE: _____

CITY CLERK CERTIFICATE:

I, CITY CLERK OF THE CITY OF SAN DIEGO, CALIFORNIA, HEREBY CERTIFY THAT, THE CITY ENGINEER HAS APPROVED THIS SUBDIVISION MAP, I ALSO CERTIFY THAT PROPER PUBLIC NOTICE HAS BEEN GIVEN OF THAT APPROVAL ON _____, AND THAT THE LEGAL APPEAL PERIOD HAS EXPIRED.

IN WITNESS WHEREOF THESE PRESENTS, I HEREBY EXECUTE AND ATTEST BY SEAL THIS _____ DAY OF _____, 2007.

ELIZABETH MALAND
CITY CLERK

RECORDER'S CERTIFICATE:

FILE NO.:

I, GREGORY J. SMITH, COUNTY RECORDER OF THE COUNTY OF SAN DIEGO, CALIFORNIA, HEREBY CERTIFY THAT I HAVE ACCEPTED FOR RECORDATION THIS MAP FILED AT THE REQUEST OF GARY A. LINTVEDT, THIS _____ DAY OF _____, 2008, AT _____ O'CLOCK _____ M.

GREGORY J. SMITH
COUNTY RECORDER
FEES: \$10.00BY: _____
DEPUTY RECORDER

MAP NO.

SHEET 2 OF 2 SHEETS

000126

CITY VILLAS

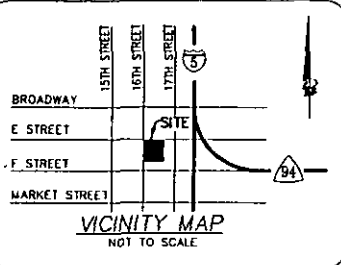
LEGEND

- FOUND MONUMENT AS NOTED
 ○ SET 3/4" X 18" IRON PIPE W/PLUG "LS 4593"
 □ SET LEAD & DISC "LS 4593"
 () RECORD DATA PER CR 11739
 [] RECORD DATA PER MAP 143
 △ EASEMENT (SEE EASEMENT LEGEND)
 --- INDICATES SUBDIVISION BOUNDARY

TOTAL NUMBER OF LOTS IS ONE
 TOTAL MAP AREA: 0.775 ACRE
 LOT 1 AREA: 0.462 ACRE

EASEMENT LEGEND:

- △ AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED AUGUST 10, 1988, AS INSTRUMENT NO. 88-392567 OF OFFICIAL RECORDS, IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY.
 △ AN EASEMENT FOR PRIVATE SEWER PURPOSES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 9, 1988 AS INSTRUMENT NO. 88-577130 OF OFFICIAL RECORDS, IN FAVOR OF RAY L. HUFFMAN CONSTRUCTION, INC.

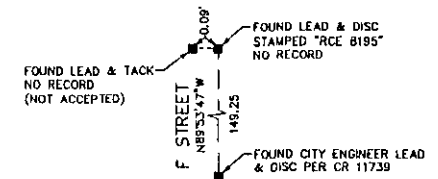


17TH

STREET
DEDICATED PER MAP 143

17TH STREET CLOSED
 PER DEC. 1994-0730374, REC'D 12/27/1994
 BASIS OF BEARINGS

POINT 'A' FOUND LEAD & DISC
 STAMPED "LS 4605"
 PER CR 11739



16TH STREET
 DETAIL "A"
 NOT TO SCALE

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE 6, EPOCH 1991.35 AND IS DETERMINED BY G.P.S. MEASUREMENTS TAKEN ON FEBRUARY 3, 2005 AT POINTS 'A' AND 'B' AS SHOWN HEREON. THE POINTS WERE ADJUSTED TO G.P.S. STATION 1135 AND G.P.S. STATION 1044 PER ROS 14492. BEARING A-B: NORTH 00°33'34" EAST

QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

THE COMBINED GRID FACTOR AS STATION 'A' IS 1.00000886. GRID DISTANCE = GROUND DISTANCE X COMBINED GRID FACTOR.

THE COMBINED SCALE FACTOR AS STATION 'A' IS 1.00000886. CONVERGENCE ANGLE AT POINT 'A' IS -0°29'38".

